

ZB# 98-37

Sam & Carrie Wilson

67-1-2.1

Prelim.

Sep. 14, 1998.

Cops. furnished
Notice to Paper on 9/15/98.

Public Hearing:

Sep. 28, 1998

Care Vanier, Mon.
Refund \$203.00

#98-37-Wilson, Sam & Carrie

Area ②

67-1-2.1

DATE Sept 25, 1998 RECEIPT 065613

RECEIVED FROM Sara Anne Wilson

Address _____

Twenty 09/10 DOLLARS \$ 50.00

FOR 2 BA # 98-37

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	21.00
AMOUNT PAID		CHECK	50.00
ENDING BALANCE		MONEY ORDER	

BY Town Clerk

DATE 9/17/98 RECEIPT 065587

RECEIVED FROM Greg Precision Specialty, Ltd

Address _____

One Hundred Fifty - 00 DOLLARS \$ 150.00

FOR 2 BA for #98-35 100

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	\$ 6.95
AMOUNT PAID		CHECK	150.00
ENDING BALANCE		MONEY ORDER	

BY Rodney Harson

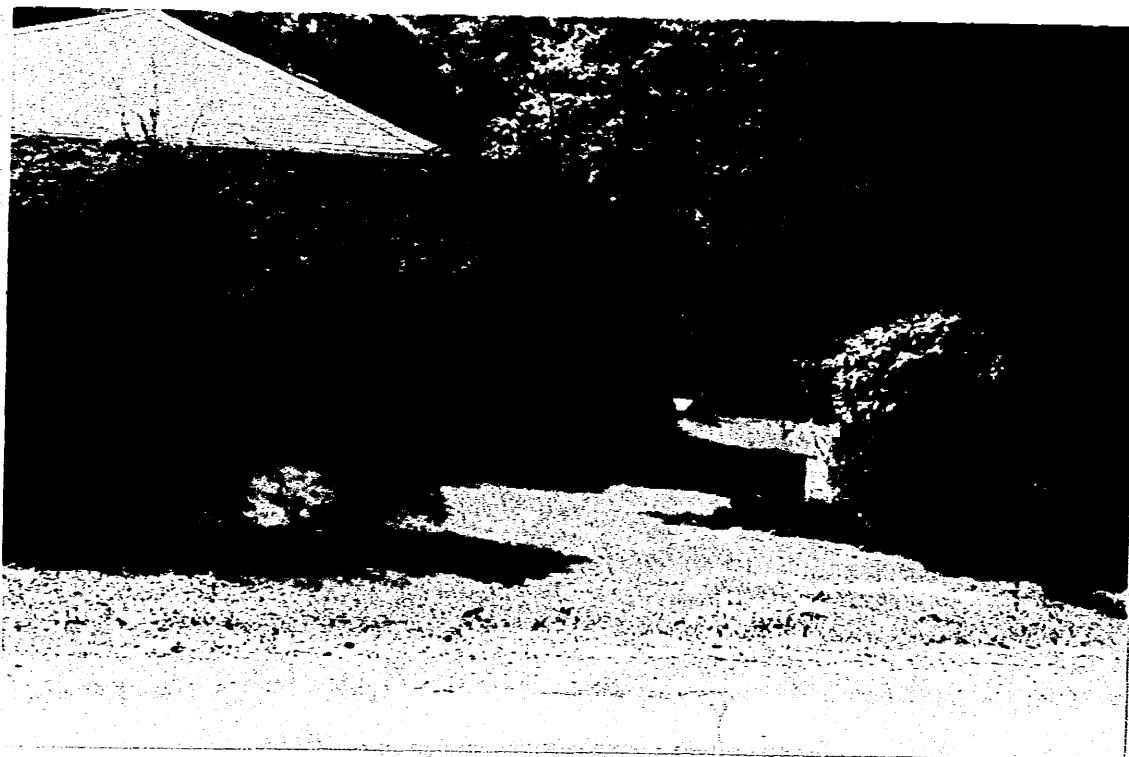


ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH # 6.95
AMOUNT PAID	CHECK 156.00
BALANCE DUE	MONEY ORDER

BY Roderic Hansen es







QMA ②

67-1-2,1

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Wilson

FILE# 18-37.

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

*

*

*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 9/14/98-3 \$ 13.50

2ND PRELIMINARY-PER PAGE 9/24/98-3 \$ 13.50

3RD PRELIMINARY-PER PAGE \$

PUBLIC HEARING - PER PAGE \$

PUBLIC HEARING (CONT'D) PER PAGE \$

TOTAL \$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 9/14/98 \$ 35.00

2ND PRELIM. 9/24/98 \$ 35.00

3RD PRELIM. \$

PUBLIC HEARING \$

PUBLIC HEARING (CONT'D) \$

TOTAL \$ 70.00

MISC. CHARGES:

..... \$

TOTAL \$ 97.00

LESS ESCROW DEPOSIT \$ 300.00

(ADDL. CHARGES DUE) \$

REFUND DUE TO APPLICANT . \$ 203.00

*Fees paid
ck # 2120
9/24/98*

*ck # 2119
9/24/98
fld.*

Date 10/15, 1998

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Sam & Carrie Wilson DR.

61 Riley Road
New Windsor, N.Y. 12553

Charge: ZBA

[illegible]


SAM WILSON
CARRIE WILSON
61 RILEY ROAD
NEW WINDSOR, NY 12553

2120

DATE Sept 24-98 1-108/210

PAY TO THE
ORDER OF

Town of New Windsor \$ 50.00
fifty Dollars

Marine Midland Bank 

WILS GATE OFFICE
ROUTE 94 & TEMPLE HILL ROAD
WILS GATE, NEW YORK 12584

DOLLARS  Security features
included.
Details on back.

FOR 2BA #98-37

Carrie Wilson

⑆021001088⑆078776641⑆ 2120

© HARLAND

SAM WILSON
CARRIE WILSON
61 RILEY ROAD
NEW WINDSOR, NY 12553

2119

DATE Sept 24-98 1-108/210

PAY TO THE
ORDER OF

Town of New Windsor \$ 300.00
Three Hundred

Marine Midland Bank 

WILS GATE OFFICE
ROUTE 94 & TEMPLE HILL ROAD
WILS GATE, NEW YORK 12584

DOLLARS  Security features
included.
Details on back.

FOR # 98-37 2BA.

Carrie Wilson

⑆021001088⑆078776641⑆ 2119

© HARLAND

In the Matter of the Application of

SAM & CARRIE WILSON

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCES**

#98-37.

WHEREAS, SAM & CARRIE WILSON, of 61 Riley Road, New Windsor, N. Y. 12553, have made application before the Zoning Board of Appeals for a 6 ft. side yard variance for an existing enclosed porch and a 10 ft. side yard variance for an existing attached storage area located at the above residence in an R-3 zone; and

WHEREAS, a public hearing was held on the 14th day of September, 1998 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicants appeared on behalf of themselves for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a one-family residence located in a neighborhood of one-family residences.

(b) The Applicants seek a variance to permit an existing closed-in porch.

(c) The porch has been in existence for approximately 25 years. The home together with the existing closed-in porch is consistent with the other homes in the neighborhood.

(d) The proposed porch does not create any water runoff, ponding or hazards

whatever.

(e) There have been no complaints, either formal or informal, about the enclosed porch since its existence.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations nevertheless is warranted for the reasons listed above.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

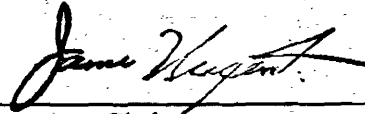
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 6 ft. side yard variance for existing enclosed porch and a 10 ft. side yard variance for existing attached storage area located at the above residential dwelling in an R-3 zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New

Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 25, 1999.

A handwritten signature in cursive script, appearing to read "James Nugent", is written over a horizontal line.

Chairman

Date 12/9/98, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO DR.

Frances Roth
168 N. Drury Lane
Newburgh, N.Y. 12550

DATE	CLAIMED	ALLOWED
9/14/98	Zoning Board Misc - 1	75.00
	Cestari - 2	
	Wilson - 3 13.50.	
	Greer - 4	
	Lucas - 7	
	Jannotti - 9	
	N/W Partners - 18	
	Bila Partners - 42 86	387.00
		462.00

WILSON, SAM

MR. NUGENT: Request for 6 ft. side yard variance for existing enclosed porch and 10 ft. side yard variance for existing attached storage area located at 61 Riley Road in an R-3 zone.

Mr. Sam Wilson appeared before the board for this proposal.

MR. NUGENT: Explain to the board what you want to do and why.

MR. WILSON: Yes, we'd like to get a C.O. on this because when we had porch put on 25 years ago, the fella did it, he's deceased now, and I didn't know whether or not you're supposed to have a permit because he's the one that built the house for me, so he's just putting a porch out there and we didn't know what was going on. Now, we're trying to sell the property because we're moving away and we just want to get this cleared so we can, you know, be able to sell this property. And we just want to do what's necessary to be done to try and get it, you know, sold.

MR. TORLEY: How long ago was this put on?

MR. WILSON: I would say 25 years ago, that little old shed that I got there, I built that myself, I didn't put a footing or nothing, but I did that 15 or 20 years ago, something like that.

MR. KANE: It's got to be '73, it's not going to predate zoning.

MR. NUGENT: Not going to make it.

MR. KANE: Mr. Wilson, for the public hearing, would you please bring in a couple of pictures just so we can see the area around the house?

MR. WILSON: Yes, okay.

MR. NUGENT: I'm a little confused, mike, maybe you can help me out here on the denial, you only have required

side yard one?

MR. BABCOCK: Mr. Chairman, there's two denials, and we wrote them up separate because they are two different issues. I would say the shed itself is five feet from the property line, if he's successful in getting that variance, as you can see, the house is on a slight angle to the property line, then he wouldn't need a variance for the front porch.

MR. NUGENT: He would not?

MR. BABCOCK: He would not. The front porch is 9 feet from the property line, the rear shed is five feet from the property line.

MR. KANE: So approving the shed will make the porch a moot point?

MR. BABCOCK: That's correct.

MR. NUGENT: I understand that. He's going to go for both, but he may not need the second one.

MR. KANE: Entertain a motion?

MR. NUGENT: Yes.

MR. KANE: I move we set up Sam Wilson for a public hearing for requested variances at 61 Riley Road.

MR. TORLEY: Second it.

ROLL CALL

MS. OWEN	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. REIS	AYE
MR. NUGENT	AYE

MS. BARNHART: Your wife was in and I gave her the paperwork, Mr. Wilson.

MR. WILSON: She has it. Do you want it now?

September 14, 1998

6

MS. BARNHART: I told her she didn't have to turn it in until tomorrow, whenever it's ready.

MR. KRIEGER: Mr. Wilson, if in the public hearing if you would address yourself to the criteria on that sheet, I would appreciate it because those are the criteria on which the board must decide by state law.

Date 10/1/88, 19.....

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Frances Roth DR.
168 N. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
9/28/98	Zoning Board Mtg	75.00	
	Misc - 2		
	Crossetta - 4		
	Spivino - 3		
	Amanatides - 3		
	Heesler - 3		
	Greer - 4		
	Wilson - 3		
	13.50.	99.00	
	82	<u>174.00</u>	

WILSON, SAM

Mr. and Mrs. Sam Wilson appeared before the board for this proposal.

MR. KRIEGER: Let the record reflect that there is no one in the audience.

MR. TORLEY: Request for 6 ft. side yard variance for existing closed porch and 10 ft. side yard variance for existing attached storage area located at 61 Riley road in an R-4 zone.

MR. KRIEGER: This is a one-family house in a neighborhood of one-family houses, right?

MR. WILSON: Yes.

K, ep

MR. KANE: How long has it been the existing enclosed porch?

MR. WILSON: I would say about 25 years.

MR. TORLEY: It would be economically impractical for you folks to move the structures to fit the zoning? It would be too expensive?

MR. WILSON: Yes.

MRS. WILSON: Yes, it would be disastrous.

MR. KANE: Do other homes in the area have similar type of side rooms or the same size as your own as existing right now?

MR. WILSON: I would say they all three, except one that I know three bedroom, if that is what you mean and the one across the street is like a four bedroom.

MR. KANE: You're not changing the nature of the area?

MR. WILSON: No, no.

MR. KANE: No water hazards whatsoever--

MR. WILSON: No.

MR. KANE: --created by building--it's been up 25 years, I think you'd notice.

MR. REIS: None of your neighbors has complained in the recent years?

MR. WILSON: No, some might not be clear but we tried to, to the back from the neighbor like if they are in the house, they can look direct to the back. One of the pictures shows that we tried to keep everything as neat as we can, one of the pictures you might see there's a ladder on the back and I wanted to do something to keep this, I didn't want it laying on the side of the house, I wanted to keep it kind of under the house.

MR. KANE: Mike, you're going to do all the electrical inspections?

MR. BABCOCK: Yes, one they are successful in their variances.

MR. TORLEY: Any other questions?

MR. KRIEGER: Did you put these on after you acquired the house?

MR. WILSON: Yes.

MR. KRIEGER: Long time ago?

MR. WILSON: Yes.

MRS. WILSON: Long time ago.

MR. REIS: Motion that we give Mr. Wilson and his family their requested variances for 61 Riley Road.

MR. KANE: Second it.

ROLL CALL

MR. REIS AYE

PUBLIC NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 37

Request of Sam and Carrie Wilson

for a VARIANCE of the Zoning Local Law to Permit:

existing enclosed porch and attached storage area
w/ insufficient side yard;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regs.-Col. F

for property situated as follows:

61 Riley Road, New Windsor, N.Y. 12553

known and designated as tax map Section 67, Blk. 1, Lot 2.1.

SAID HEARING will take place on the 28th day of Sept., 1998, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent
Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

Prelim.

98-37.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: August 19, 1998

APPLICANT: Sam & Carrie Wilson
61 Riley Road
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/19/98

FOR : Existing attached storage area.

LOCATED AT: 61 Riley

ZONE: R-3

DESCRIPTION OF EXISTING SITE: 67-1-2.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing attached open storage area does not meet minimum side yard set-back for a corner lot.


BUILDING INSPECTOR

PERMITTED 15'

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-3 USE: F -9

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD:

5'

10'

REQD. TOTAL SIDE YD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

Building Inspector: Michael L. Babcock
Asst. Inspector: Frank Usi
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4655 FAX

Disapp.
Permit No. _____

REFER TO:

Planning Board ☐ Highway Dept ☐ Sewer ☐ Water ☐ Zoning Board of Appeals ☐

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

N

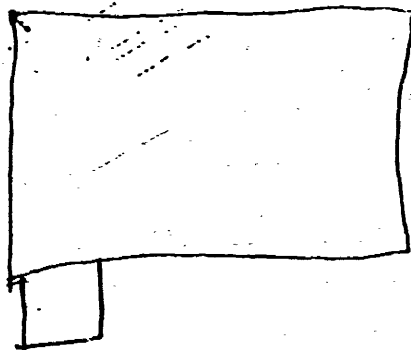
Miley Rd

W

E

Shed

S



IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing is completed and before it is covered from inside and plumbing rough-in.
5. Insulation.
6. Plumbing final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Permit number must be called in with each inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY
FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Sam & Carrie Wilson

Address Box 61 Riley Road Phone 564-2584

Mailing Address Same as above

Name of Architect N/A

Address _____ Phone _____

Name of Contractor N/A

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder Yes we are the owners

If applicant is a corporation, signature of duly authorized officer.

BOX
FOR OFFICE USE ONLY

Building Permit # _____

1. On what street is property located? On the South side of Riley Road
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated R-3 Is property a flood zone?
Y (N)

3. Tax Map Description: Section 67 Block 1 Lot 201

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy To Store Tractor b. Intended use and occupancy _____

5. Nature of work (check if applicable) New Bldg ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☐

Existing ATTACH

6. Is this a corner lot? yes

Sited 8' x 15' "

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: one Number of dwelling units on each floor _____

Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas _____ Oil _____ Electric/Hot Air _____ Hot Water ☒
If Garage, number of cars 3

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost did it our self Fee \$50

To be Paid on this Application

11. School District: Newburgh

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

A horizontal ruler with markings from 1 to 5. The ruler is divided into five equal segments, each labeled with a number from 1 to 5. Each segment is further divided into ten smaller units, representing tenths of a unit.

SECTION 65[illegible]**SECTION 69**

• • • • •



**ONLY
EVIDENCE**



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

98-37
Date: 9/10/98

I. ✓ Applicant Information:

- (a) Sam and Carrie Wilson 61 Riley Road 564-7584
(Name, address and phone of Applicant) (Owner)
(b) _____
(Name, address and phone of purchaser or lessee)
(c) _____
(Name, address and phone of attorney)
(d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- () Use Variance () Sign Variance
(✓) Area Variance () Interpretation

III. ✓ Property Information:

- (a) R-3 61 Riley Road 67-1-2.1 .45
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? _____
(c) Is a pending sale or lease subject to ZBA approval of this application? Yes... Sale in progress
(d) When was property purchased by present owner? 1969
(e) Has property been subdivided previously? No
(f) Has property been subject of variance previously? No
If so, when? _____
(g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: yes - part of variance it's a shed

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance: ☒

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>15 ft.</u> <u>15 ft.</u>	<u>9 ft.</u> <u>5 ft.</u>	<u>6 ft. (porch)</u> <u>10 ft. (shed)</u>
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

There will be no change to the neighborhood; structures have been in place for some 25 years; the benefit to the Applicant cannot be achieved by any other method other than variance process; The requested variances are not substantial; the difficulty was self-created but Applicant is doing what has to be done to rectify this.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

(a) Variance requested from New Windsor Zoning Local Law, Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign ..	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation. *N/A*

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ N/A Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$50.00 and the second check in the amount of \$300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: Sept. 15, 1998

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

x Lana Wilson
(Applicant)

Sworn to before me this

15th day of Sept., 1998.

Patricia A. Barnhart

XI. ZBA Action:

(a) Public Hearing date: _____

PATRICIA A. BARNHART
Notary Public, State of New York
No. 016A
Qualified in _____ by _____
Commission Expires _____, 1999.

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

27

September 16, 1998

Sam & Carrie Wilson
61 Riley Rd.
New Windsor, NY 12553

Re: Tax Map Parcel #67-1-2.1

Dear Mr. & Mrs. Wilson:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
LESLIE COOK
Sole Assessor

/cmo
Attachments

CC: Pat Barnhart, ZBA ✓

67-1-1 William & Margaret McDonnell PO Box 995 Waitsfield, Vermont 05673	67-4-2 Andrew A. Stahl Jr. 54 Riley Road New Windsor, NY 12553	65-1-49.12 Frank A. & Barbara J. Mandato 78 Riley Road New Windsor, NY 12553
67-1-2.21 Bryant & Ella Mae Harris Kelvin Harris 701 Pennsylvania Ave, NW Washington, DC 20004	67-4-3 Nilda Natal & Roberto Alvarez 50 Riley Road New Windsor, NY 12553	65-1-49.13 Terry A. & Leslie A. Gordnier 72 Riley Road New Windsor, NY 12553
67-1-2.22 Floyd C. Johnson PO Box 662 Newburgh, NY 12550	67-4-4 Edward L. Miele Station Street, PO Box 116 Southfields, NY 10975	65-1-49.14 Richard P. & Marie Fitzpatrick PO Box 526 Beacon, NY 12508
67-1-3 Alton & Alice Peterson 53 Riley Road New Windsor, NY 12553	67-4-12.2 Erie Properties Corp. 401 So. Water St. Newburgh, NY 12550	65-1-50.1 Leslie M. & Elizabeth P. Sweeney 373 Undercliff Ave Edgewater, NJ 07020
67-1-4 Linda J. Champagne 24 Truex Drive New Windsor, NY 12553	67-4-13.1 Alan & Linda Jobson PO Box 655 Vails Gate, NY 12584	65-1-50.2 Harvey & Ruby E. Reed PO Box 185 Vails Gate, NY 12584
67-1-5 Joseph Sayegh 41 Riley Road New Windsor, NY 12553	67-4-16 Hudson Valley Drilling 1104 Route 94 Salisbury Mills, NY 12577	65-1-50.3 Allen & Kitty Dantas 590 Little Britain Road New Windsor, NY 12553
67-1-6 David & Helen Barasky 35 Riley Road New Windsor, NY 12553	67-4-18.2 First Venture of New Windsor Inc. 720 Route 208 Gardiner, NY 12525	65-1-84.1 Gary & Therese Lamica 170 A Riley Road New Windsor, NY 12553
67-1-7 Alice Mary Mula Box 282 Vails Gate, NY 12584	65-1-16.2 Hudson Valley Dev. Group 7 Becker Farm Rd Roseland NJ 07068	
67-1-8 Robert C. Chapman 27 Hickory Drive Sloatsburg, NY 10974	65-1-46 Gregory M. & Diane Lynady 85 Riley Road New Windsor, NY 12553	
67-4-1.1 Paul & Donna McCarthy 58 Riley Road New Windsor, NY 12553	65-1-47 Richard G. Barger ETAL PO Box 306 Hopewell Junction, NY 12533	

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

Paulim.
Sept. 14, 1998
#98-37

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: August 19, 1998

APPLICANT: Sam & Carrie Wilson
61 Riley Road
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/19/98

FOR: Existing enclosed porch

LOCATED AT: 61 Riley Road

ZONE: R-3

DESCRIPTION OF EXISTING SITE: 67-1-2.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing attached enclosed porch does not meet minimum side yard set-back for a corner lot.


BUILDING INSPECTOR

PERMITTED 15

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-3 USE: F-9

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD:

9'

6'

REQD. TOTAL SIDE YD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

IMPORTANT

FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Inspections must be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Required inspection for one of those listed below. Unless an inspection report is left on the job indicating these inspections it has not been approved and it is improper to continue beyond that point in the work. Any work must be reinspected after correction.

RECEIVED

JUL 29 1998

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing is completed and before it is covered from inside and plumbing rough-in.
5. Insulation.
6. Plumbing final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Permit number must be called in with each inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY

FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Sam and Carrie Wilson

Address

61 Riley Road

Phone

564-7584

Mailing Address

61 Riley Road New Windsor, N.Y. 12553

Name of Architect

N/A

Address

Phone

Name of Contractor

N/A

Address

Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder

yes we are the owner

BOX
FOR OFFICE USE ONLY

Building Permit # _____

1. On what street is property located? On the South side of Riley Road
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated R-3 Is property a flood zone?
Y N

3. Tax Map Description: Section 67 Block 1 Lot 2.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy

used as Summer porch

b. Intended use and occupancy

5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☐

6. Is this a corner lot? yes Existing enclosed porch 11'6" x 15'6"

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: one Number of dwelling units on each floor _____

Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas _____ Oil _____ Electric/Hot Air _____ Hot Water _____
If Garage, number of cars 3

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost \$1400.00

Fee

\$90

178 \$

11. School District Newburgh School D. Street

To be Paid on this Application

Pursuant to New York State

Building Inspector: Michael L. Babcock
Asst. Inspector: Frank Usi
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4553 FAX

Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

REFER TO:

Planning Board ☐ Highway Dept ☐ Sewer ☐ Water ☐ Zoning Board of Appeals ☐

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Garri & Sam Wilson
Signature of Applicant

Box 61 Riley Road New Windsor, NY
Address of Applicant

PLOT PLAN

show all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

